

MEETING RECORD

NAME OF GROUP: PLANNING COMMISSION

DATE, TIME AND PLACE OF MEETING: Wednesday, July 19, 2006, 11:00 a.m., Police Training Room A, Hall of Justice, 575 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Gene Carroll, Jon Carlson, Michael Cornelius, Roger Larson, Mary Strand, Lynn Sunderman and Tommy Taylor. Dick Esseks and Gerry Krieser absent.

OTHERS IN ATTENDANCE: Mike Piernicky of Olsson Associates; Randy Hoskins, Virendra Singh, Scott Cockrill, Roger Ohlrich and Erin Sokolik of Engineering Services; Kent Morgan, Steve Henrichsen, David Cary, Sara Hartzell and Michele Abendroth of the Planning Department.

STATED PURPOSE OF MEETING: Long Range Transportation Plan Update and Comp Plan Text Workshop

The meeting was called to order at 11:06 a.m.

Singh began by stating that they will update the Commissioners on the traffic model results. Piernicky stated that the 2004 calibrated model has a trip time of approximately 8 minutes, and the vast majority of the system is in level of service A and B. The 2030 land use on the 2004 network, or a no-build alternative, has a significant reduction in level of service A and B and an increase in level of service F. The average trip time increases to 24 minutes, which is triple the current time. The 2030 plan alternative network 12 is the Planning Commission recommended alternative. Minor changes have been made to the model, which more accurately represent what they anticipate for the future, and this is represented as alternative 12a. With this alternative, the trip time is predicted to be 9.7 minutes.

Piernicky then distributed maps of the level of service predicted with network 12a and the 2030 no-build scenario. There is vast improvement between the no-build scenario and alternative 12a.

Strand asked if the South Beltway was taken into consideration on Highway 2. Piernicky confirmed that it was. He noted there is so much capacity needed that when capacity is added, it fills it in.

Carroll asked if there are any improvements planned for the 14th and Superior area to get it out of the level E range. Piernicky stated that the Antelope Valley improvements and the Cornhusker Highway improvements were added, but it is still showing level E on Superior. This is not representative of the fact that it is not needed. Singh noted that the

level of service on Cornhusker for the no-build scenario is F, but with alternative 12a, it is level D.

Strand commented that there is only one street going north-south all the way through town, and it is currently level of service F and will remain at level F in the future. She urged staff to look at any alternatives for 27th Street that are least intrusive to the neighborhoods. She feels that at least we could pursue a study and look at long-range planning for moving traffic. Cornelius asked about the current volume capacity ratios on 27th Street. Piernicky stated that overall he would estimate it to be at level of service D today, but it depends on what section you are looking at. He noted that it will get worse in the future.

Henrichsen then proceeded to review the Business and Commerce section of the Comprehensive Plan. He noted that an additional meeting was scheduled for August 16 from 11:00 a.m. to 1:00 p.m. to review the Mobility and Transportation chapter of the Comprehensive Plan.

Henrichsen noted that based on the discussion at the July 5th Commission meeting, staff has recommended to eliminate the anchor ratio text. However, they are recommending several changes, which were detailed in a memo sent to the Commissioners on July 13th, a copy of which is attached. In terms of neighborhood centers, there could be an anchor store, but it would not be the entire part of the development. In community centers, there could be two or more anchor stores, but the goal is to have a mix of uses.

Carroll asked about the text in the neighborhood centers which states, "An anchor store may occupy about a third to half of the total space". Henrichsen clarified that this is in regard to the total space, whereas before we talked about an anchor ratio being 50% of the retail space, which would be about 90,000 square feet. With incentive criteria, the total size would increase to 225,000 square feet. Carroll stated that he would prefer to take out the 'third to half' reference. Strand stated that she agrees as she feels it will restrict tenants too much. Henrichsen stated that they felt it was important for the Plan to give some direction on this, and it was added, in part, due to a suggestion by the City Council to see a limit. Strand asked about adding language to state that there could be one tenant, but it should look like several tenants on the exterior. Larson stated that he believes we should discourage this, as he believes that people want choice.

Commissioners agreed that neighborhood centers should be 150,000 square feet with anchor stores being a third to half of the total space, but it could be higher with incentive criteria. They asked staff to revise the text for Commissioners' review at the next meeting.

Strand asked about adding a sentence regarding the transportation network having good access into and out of downtown. She noted that there is a reference to having access from Antelope Valley into downtown, but she questioned why it doesn't address the need for transportation from other parts of the City into downtown.

Larson stated that he would like to see design standards addressed in the Plan. Strand stated that she believes that input should be sought from the development community in this area. Carroll stated that new design criteria should be looked at and reviewed. Henrichsen suggested adding a strategy stating that development and design standards for commercial centers should be reviewed and updated. Commissioners agreed to this addition.

Henrichsen explained that the introductory paragraphs to each chapter will be shortened to state what can be found in the chapter.

The meeting was adjourned at 12:16 p.m.

Respectfully submitted,

Michele Abendroth
Planning Department

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MEMORANDUM

TO: Planning Commission

FROM: Stephen Henrichsen

SUBJECT: *2030 Comprehensive Plan Update: Revised Text for Business & Commerce Chapter*

DATE: July 13, 2006

cc: Kent Morgan, Marvin Krout, Mike DeKalb, Sara Hartzell, David Cary

Since we were not able to conclude the discussion on the Business & Commerce chapter at our last workshop, the discussion will be continued to the next text workshop on Wednesday, July 19th from 11:00 a.m. to 1:00 p.m. Please note **the meeting on July 19th will be in the Police Department Training Room, in the Justice & Law Enforcement Center, 575 S. 10th Street.** Vending machines are not available, so we suggest you bring your lunch or beverage with you. (Unfortunately, Room 113 and the Mayor's Conference Room were not available.)

REVISED RECOMMENDATION:

Based on the Planning Commission discussion on July 5th on the Business & Commerce chapter, we recommend eliminating the anchor ratio text, since it was too specific a reference for this section. We recommend the following changes: (Note – *New text is underlined and in italics*. Deletions to the previously proposed additions are underlined with strike out.)

On page 7, **REGIONAL CENTERS**, in regards to Center Size

Regional centers typically contain one million or more square feet of developed building space. ~~No more than 60% of the total retail space may be in anchor stores. (Anchors are defined as individual stores over 50,000 square feet, and does not include hotels or office buildings.)~~

On page 9, **COMMUNITY CENTERS**, in regards to

Center Size

Community centers may vary in size from ~~300,000 to nearly a million~~ approximately 250,000 to 600,000 square feet of commercial space. Typically, new community centers will range from 300,000 to ~~500,000~~ 400,000 square feet, with those meeting the incentive criteria having up to 600,000 square feet. ~~No more than 60% of the total retail space may be in anchor stores.~~

On page 11, **COMMUNITY CENTERS**

Description

Community Centers are intended to be smaller in scale and intensity of uses than Regional Centers and serve a more targeted market and geographic area. Community Centers tend to be dominated by retail and service activities, although they can also serve as campuses for corporate office facilities and other mixed-use activities. When properly located, some light manufacturing or assembly when accessory to an office function may be allowed. One or two department stores or “big box” retail operations may serve as anchors (*a single store over 50,000 sq. ft.*) to the Community Center with numerous smaller general merchandise stores located between any anchors or on surrounding site pads.

Incentive Criteria

New Community Centers will typically range from 300,000 to ~~500,000~~ 400,000 square feet, and should have a minimum of 10% of their total floor area in office use. However, centers that follow most, if not all, of the incentive criteria listed at the end of this section, may be appropriate to develop with ~~some additional space for over 500,000~~ up to 200,000 sq. ft. of additional space (as long as at least 20% of the total space in center is in office space) for a total of 600,000 square feet. ~~Centers earning the incentive criteria bonus floor area, may have up to 60% of their total area in anchors. Thus, for A desirable example for the total space in the center might be divided into a mix such as 120,000 SF in office space (minimum 20%), 360,000 SF of anchors (maximum 60%) and 120,000 SF in smaller stores.~~

On page 11, **NEIGHBORHOOD CENTERS**

Center Size

Neighborhood centers typically range in size ~~from 150,000 to 250,000~~ from 50,000 to 150,000 square feet of commercial space, with those meeting the incentive criteria having up to 225,000 square feet. ~~No more than 60% of the total retail space may be in anchor stores (individual stores over 50,000 square feet.)~~ existing centers may vary in size from 50,000 to ~~300,000~~ 225,000 square feet.

Description

Neighborhood centers provide services and retail goods oriented to the neighborhood level and may include one anchor store, with numerous smaller shops in a pedestrian oriented environment. An anchor store may occupy about a third to half of the total space, smaller stores and office space should be included and developed as part of the overall center. Examples include as Lenox Village at S. 70th and Pioneers Boulevard, and Coddington Park Center at West A and Coddington. These smaller centers will not include manufacturing uses.